

Panattoni Prague Business Park is currently in a state of permitting process and will offer 56,609 sq m of modern industrial space. The industrial park is a revitalized brownfield in the industrial hub of Prague. The industrial park is unique due to its location directly in Prague with perfect access to both Prague Ring Road and public transport. The industrial park is very unique due to its location directly in Prague with perfect access by public transport and the Prague Ring Road.

**PILSEN**  
107 km, 76 min  
**BRNO**  
200 km, 120 min

**PRAGUE RING ROAD**  
1.5 km, 3 min  
**GERMAN BORDERS**  
180 km, 120 min



## LOCATION IS KEY

### DEVELOPMENT SPACE

Panattoni Prague Business Park will offer 56,609 sq m of industrial space suitable for logistic and production activities.

### ACCESS

Excellent and easy access to almost all highways in the Czech Republic, which are connected by Prague Ring Road. Great access to motorway D5 connecting Prague, Pilsen and Germany.

### LOCATION

The industrial park is unique due to its location directly in Prague at the exit of Prague Ring Road.

### PUBLIC TRANSPORT

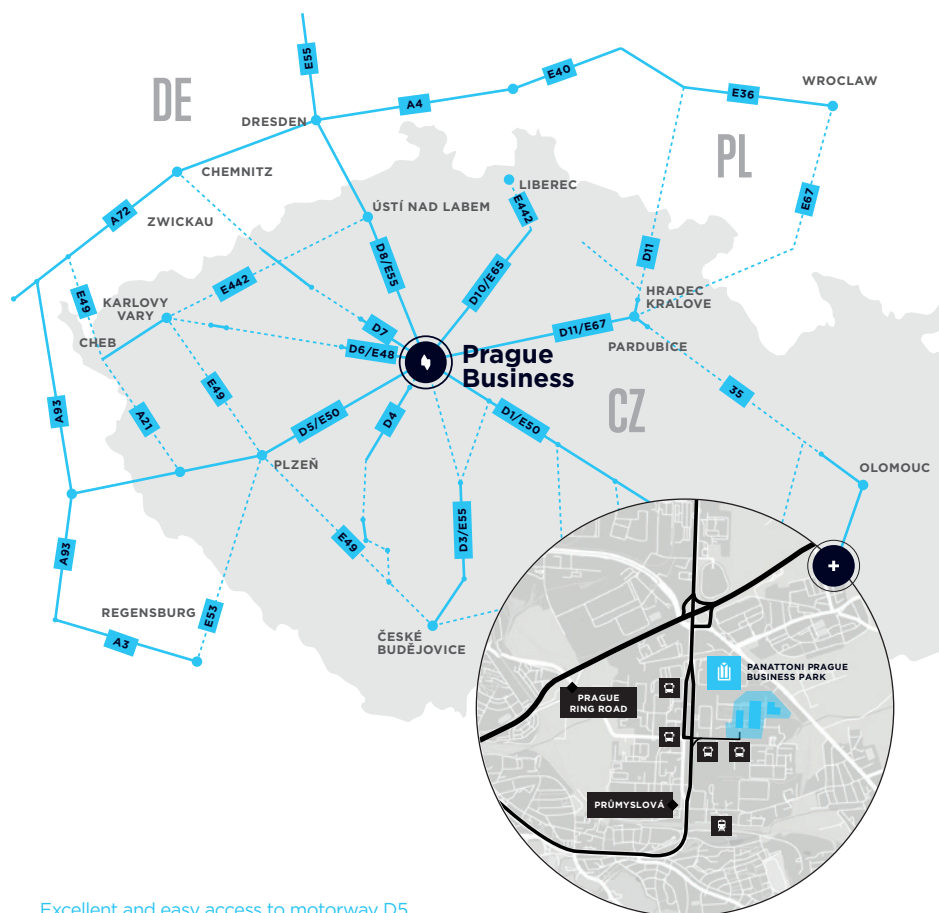
Great connections with Prague and cities in the Central Bohemian Region, which are operated by Prague Integrated Transport.

### LABOUR FORCE

Qualified labour force available due to the great location within Prague as the capital and the biggest city of the Czech Republic.

### BENEFITS FOR SOCIETY

As part of the revitalization of the brownfield, kindergarten and doctor's office will be built.



Excellent and easy access to motorway D5 connecting Prague, Pilsen and Germany.

# BUILDING INFORMATION

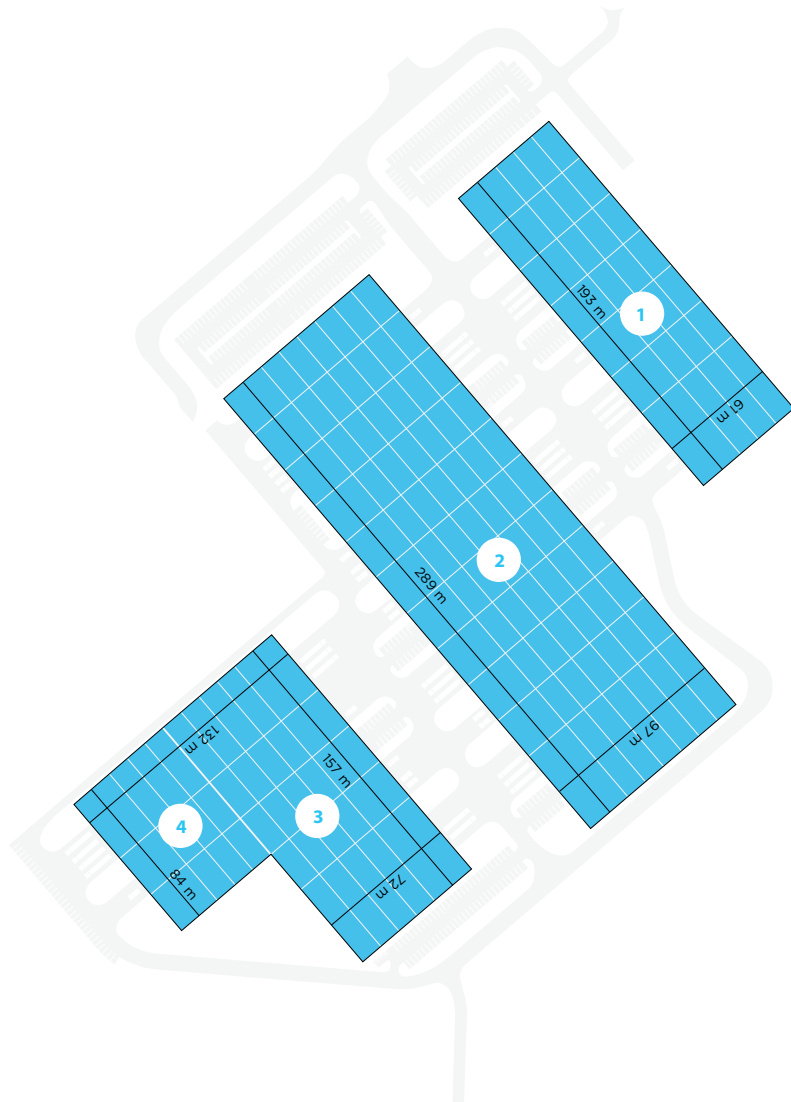
Building 1	11,839 sq m
Building 2	28,133 sq m
Building 3	11,521 sq m
Building 4	5,116 sq m

# WAREHOUSE

Column grid 12 m × 24 m  
 Clear height 12.5 m  
 ESFR sprinkler system  
 Light intensity in the hall 200 lux  
 Skylights min 2%  
 Floor loading 5t/sq m

# OFFICE PREMISES

Clear height 2.7 m  
 Light intensity 500 lux  
 Built to suit solution



# STANDARD TECHNICAL SPECIFICATION

## 1 SUPPORTING STRUCTURE

Pad or pilot foundations, insulated plinth panels up to 30 cm above floor.

## 2 FLOOR

Fibre reinforced concrete floor, PE membrane, cut joints, 18 cm thick, surface treated with hardener.

## 3 ROOF

Corrugated steel sheets, mineral wool insulation, PVC membrane.

## 4 FAÇADE

Horizontal sandwich panels with mineral wool insulation.

## 5 DOCKS

1x electrically operated 3 x 3.2 m dock for each 1,000 sq m of hall.

## 6 HALL INSTALLATIONS

Gas Sahara heaters or infrared gas radiators, heating according to norms for warehousing.

## 7 PRODUCTION UPGRADE (OPTIONAL)

Increased façade and roof insulation.

## 8 OFFICES

2 level custom designed in-built, incl. offices, socials, locker rooms, day room, excl. furniture and appliance.

## 9 OUTSIDE AREAS

Hard areas from concrete pavers, sloped for drainage.

